

## S U M M A R Y

<b>FILE NO.</b>	2226	<b>Thomas Guide Map No.</b>	685
		<b>Date Received:</b>	12/31/05
<b>ENTITY</b>	Highline Water District	<b>Date Distributed:</b>	01/04/06
		<b>Date Filed:</b>	
<b>ACTION</b>	Property Owner Petition for Annexation to Permit Extension of Water Service Area	<b>Expiration 45 Days:</b>	02/13/06
<b>TITLE</b>	2005-1 Annexation Area	<b>Board Meeting:</b>	02/09/06

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<b>Location</b>	The annexation site is located within the City of SeaTac. The northern boundary of the site generally follows South 205 <sup>th</sup> Street (if extended). The southern boundary of the site is formed by South 216 <sup>th</sup> Street. The western boundary is generally formed by 37 <sup>th</sup> Place South. The eastern boundary is generally formed by 42nd Avenue South.
<b>Land Area</b>	98.2 acres
<b>Current Land Use:</b>	Approximately 75 residences; Vacant land <i>(Note: Future residential development is permitted and planned for this area)</i>
<b>Population</b>	<u>Current Number:</u> 172 residents <u>Estimated Future Number:</u> 678 residents
<b>Assessed Valuation</b>	\$15,687,940.
<b>County Comprehensive Plan Designation/Zoning</b>	Not applicable
<b>City Comprehensive Plan Plan Designation</b>	Urban Medium Density Residential; Urban Low Density Residential
<b>City Zoning Designation</b>	UL 3,600/12 units per acre; UL 15,000/3 units per acre
<b>District Comprehensive Plan</b>	The Highline Water District Comprehensive Plan establishes provisions for water service to the proposed annexation area.
<b>District Franchise</b>	The required franchise is provided, pursuant to the Highline Water District Comprehensive Plan, by agreement with King County and the City of SeaTac.
<b>Urban Growth Area (UGA)</b>	The site lies within the Urban Growth Area as defined in the King County Comprehensive Plan
<b>SEPA Declaration</b>	A SEPA Environmental Checklist was prepared and a determination of Non-Significance was issued in December of 2005.

**ENTITIES/AGENCIES NOTIFIED:**

**King County Council Member(s)** Julia Patterson

**King County:** Clerk of Council, Department of Assessments, Fire Marshal, Health Division,  
State Department of Ecology, Puget Sound Regional Council,  
Municipality of Metropolitan Seattle (Metro)

**Cities:** SeaTac

**Fire Districts:** City of SeaTac

**Water Districts:** Not applicable

**Sewer Districts:** City of Kent Public Works Department

**School District:** Kent School District No. 415

## **SUMMARY File No. 2226**

The Highline Water District proposes to annex approximately 98.2 acres within the City of SeaTac. The northern boundary of the site generally follows South 205<sup>th</sup> Street (if extended). The southern boundary of the site is formed by South 216<sup>th</sup> Street. The western boundary is generally formed by 37<sup>th</sup> Place South. The eastern boundary is generally formed by 42nd Avenue South.

The Highline Water District initiated this annexation proposal based on a petition by property owners. The authority for annexation is derived from RCW 57.24.0060 and RCW 57.24.070 (Annexation of Territory). While the Highline Water District already provides water service to the 2005-1 Area, this annexation is being proposed in order to facilitate the provision of coordinated water services to the Area. Annexation will also provide residents an opportunity to participate in elections for the Highline Water District. A Resolution for Annexation was approved by the District in December 2005.

The Highline Water District includes the 2005-1 Annexation Area in its Comprehensive Plan. District representatives report that the agency has necessary capacity to provide water service to the Area.

The proposed annexation is reported to be consistent with the State Growth Management Act (RCW 36.70.) More specifically, Highline Water District representatives report that the proposed annexation conforms to the State Growth Management Act (RCW 36.70A.) For example, the annexation is supported by RCW 36.70A.020 (12), which calls for public services to support permitted development. Annexation would also permit development of primary land uses and corollary public services (e.g., water) envisioned in the Act.

The proposed annexation is reported to also address the King County Comprehensive Plan/Countywide Planning Policies. For example, the proposed annexation is reported to be consistent with Policies LU-26, LU-31, CO-10, F-225 and F-245 which support utility services in Urban Areas as necessary to permit development which provides for public welfare and safety. Water service and sewer service is also permitted in keeping with environmental protection standards for this Area. Water service is also permitted in keeping with standards for effective, economic, efficient land management and for environmental protection for this Area.

The 2005-1 Annexation reportedly will provide the opportunity for water service to the area, but this action will not have any direct effect on SeaTac plans and regulations relating to land use designations, zoning, population allocations, or other public facilities/services associated with the proposed annexation to the Highline Water District. More specifically:

- Under City of SeaTac standards, the entirety of the 2005-1 Area is designated for Residential Use) at Urban Low and Urban Medium densities). The Annexation Area is designated for residential uses ranging from 3 units per acre to 12 units per acre. Currently, the Area is developed with approximately 75 homes. Additional housing of up to 220 units may be permitted in this Annexation Area.
- All future development in the 2005-1 Area would be subject to applicable City of SeaTac Land Use plans and regulations. Environmentally sensitive areas would also be preserved under the provisions of this annexation. Other public services (e.g., fire service, emergency services) would continue as currently provided to the 2005-1 Area.

Highline Water District representatives report that this Annexation would be consistent with RCW 36.93.180 (Objectives of the Boundary Review Board. For example, the proposed annexation would help to preserve and enhance the community (Objective 1) through the provision of a public service that would enable suitable residential development in the area. Annexation will enable properties to obtain access to services that will enhance public health and safety. Annexation will provide an opportunity for coordinated services that will protect and enhance residential uses. The proposed annexation is also consistent with Objective 2 and Objective 3, which call for logical and viable service areas.

Similarly the annexation would be consistent with Objective 4 and Objective 7 calling for regular and practical boundaries. The Highline Water District has approved plans, technology, and resources required to provide coordinated, orderly service to properties within the District. Other properties in the vicinity are now served by Highline Water District. The addition of 2005-1 properties to the Highline Water District would provide for more regular service area boundaries thereby permitting more efficient coordinated services.

The Highline Water District has planned for funding costs for provision of public water service to the 2005-1 Annexation Area upon request for services. Responsibility for costs associated with extending service to the property will be established by the District and the property owners within the Annexation Area. The District does not anticipate substantial changes to revenue or expenditures with extension of service to the 2005-1 Annexation Area.